

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

TRACT 19845

BEING A SUBDIVISION OF A PORTION OF LOT 12 IN BLOCK
31 OF THE LANDS OF W.T. SAWYARD AND S.C. EVANS, AS
RECORDED IN M.B. 3 PAGE 2 OF RECORDS OF SAN BERNARDINO
COUNTY, CALIFORNIA, IN SECTION 8, T.3 S., R.5 W., S.B.M.

J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

MAY 1984

FOR CONDOMINIUM PURPOSESCITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 19845 which was approved by the Riverside City Planning Commission on JAN. 19, 1984 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated April 22, 1985

ROBERT C. WALES, R.C.E. 18793
City Engineer

UTILITIES CERTIFICATE

I hereby certify that the Subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated April 5, 1985

Fred Kray
Director of Public Utilities

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated Mar. 25, 1985

H. E. BREWER
City Treasurer

UTILITIES EASEMENTS

The City of Riverside, being the owner of the following described easements hereby consents to the preparation and recordation of the annexed map.

A right of way reserved to the Riverside Water Company, and its assigns, for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for the purposes of irrigation and domestic use by Deeds recorded April 26, 1882 in Book 26, Page 631 and August 14, 1885 in Book 42, Pages 294 and 296, both of Deeds, Records of San Bernardino County, California.

The exact location thereof not being disclosed by the records.

Date April 5, 1985

FRED KRAY
Director of Public Utilities

By Fred KrayOWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the *distinctive* border line. We hereby dedicate to public use for street and public utility purposes, Lot "A".
We further hereby dedicate for construction and maintenance of electrical distribution facilities, the easements designated as "BLANKET P.U.E."

C.P.C. DEVELOPMENT, #One, a Joint Venture, comprised of
Crown Point Corporation, a California corporation, and
Gary R. Dix, a married man

By: Crown Point Corporation - joint venturer

Richard Humphrey, Vice President

By: Gary R. Dix
Gary R. Dix - joint venturer

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California corporation
as Trustee under Deed of Trust Rec. Dec. 28, 1984 as Inst. No. 277538,
O. R. Riv. Co., Calif.

By: Harold Hardt
HAROLD HARDT, ASST. - SECRETARY

SIGNATURE OMISSION

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee.

An easement, 40 feet wide to the Metropolitan Water District Recorded May 22, 1964 in Book 3701, page 76 of Official Records of Riverside County, California.

SOIL REPORT

A preliminary soil report was prepared by HVORO-FLUENT, INC on the 28TH
day of FEBRUARY, 1984 as required by the Health and Safety
Code OF CALIFORNIA, SECTION 17953.

RECORDER'S CERTIFICATE

Filed this 29TH day of April, 1985,
at 3:30 PM in Book 149 of Maps at
Pages 88-96 at the request of the CITY

CLERKFee: \$1000No. 89881

WILLIAM E. GONERLY, County Recorder

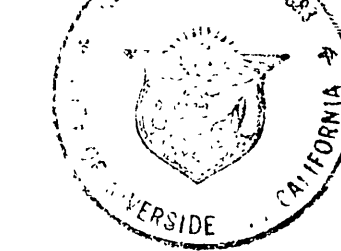
By: Santa Ragon, Deputy

CONTINENTAL LAND TITLE COMPANY
Subdivision Guarantee

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of THREE (3) sheets be, and the same is hereby accepted as the final map of Tract 19845 and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 23rd day of April, 1985.



ALICE A. HARE
City Clerk of the City of Riverside, California

By: Alice A. HareTAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes, now a lien but not yet payable, which are estimated to be \$9,600.00.

Dated March 25, 1985

R. WAYNE WATTS
County Tax Collector

By: Marie R. TownerTAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$9,600.00 has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Dated April 26, 1985

GERALD A. MALONEY
Clerk of the Board of Supervisors

By: R. D. Davis
DeputySURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of THREE (3) sheets correctly represents a survey made under my supervision during FEB. 10, 1984 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated 1-29-85

James F. Davidson, Jr.
James F. Davidson, Jr. L.S. 3018

City
Copy

M.B. 149/89

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J.F. DAVIDSON ASSOCIATES

MAY 1984

RIVERSIDE, CALIFORNIA

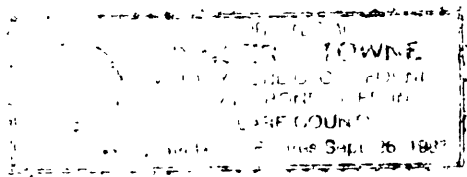
FOR CONDOMINIUM PURPOSES

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF TULARE) SS

On this 16TH day of FEBRUARY, 1985, before me, Ginger L. Towne, a Notary Public in and for said State, personally appeared RICHARD HUMPHREY (personally known to me) (proved to me on the basis of satisfactory evidence) to be the VICE President, and (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary, of Crown Point Corporation, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be a joint venturer of C.P.C. DEVELOPMENT, #ONE, a Joint Venture, the joint venture that executed the within instrument and acknowledged to me that such corporation executed the same as such joint venture and that such joint venture executed the same.

My commission expires SEPT 26, 1987 Witness my hand and official seal



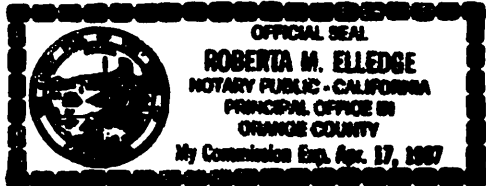
Ginger L. Towne
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS

On this 7TH day of FEBRUARY, 1985, before me ROBERTA M. ELLEDGE, a Notary Public in and for said State, personally appeared GARY R. DIX (personally known to me) (proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument, said person being known by me to be one of the joint venturers of C.P.C. DEVELOPMENT, #ONE, a joint venture, and acknowledged to me that he executed the same both individually and as a joint venturer of said joint venture and that such joint venture executed the same.

My commission expires APRIL 17, 1987 Witness my hand and official seal



Roberta M. Elledge
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF) SS

On this day of , 19 , before me, , a Notary Public in and for said State, personally appeared (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary of a Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires Witness my hand and official seal.

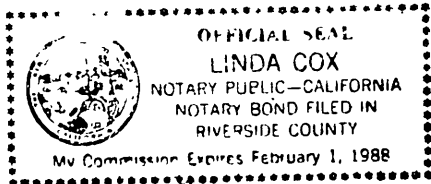
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

On this 22ND day of MARCH, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared HAROLD HEDDT (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and (personally known to me) (proved to me on the basis of satisfactory evidence) to be the ASST. - Secretary of TICOR TITLE INSURANCE COMPANY OF CALIFORNIA, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors. as Trustee.

My commission expires FEB. 1, 1988 Witness my hand and official seal.



Linda Cox
Notary Public in and for said State

M.B. 149/89

CITY COPY

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

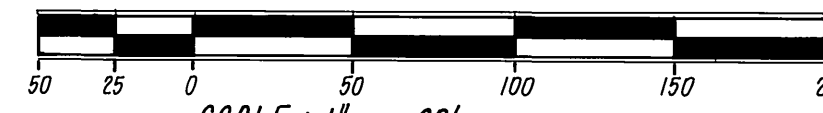
SHEET 3 OF 3 SHEETS

TRACT 19845

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J.F. DAVIDSON ASSOCIATES
RIVERSIDE, CALIFORNIA

MAY 1984



SCALE: 1" = 60'

FOR CONDOMINIUM PURPOSES

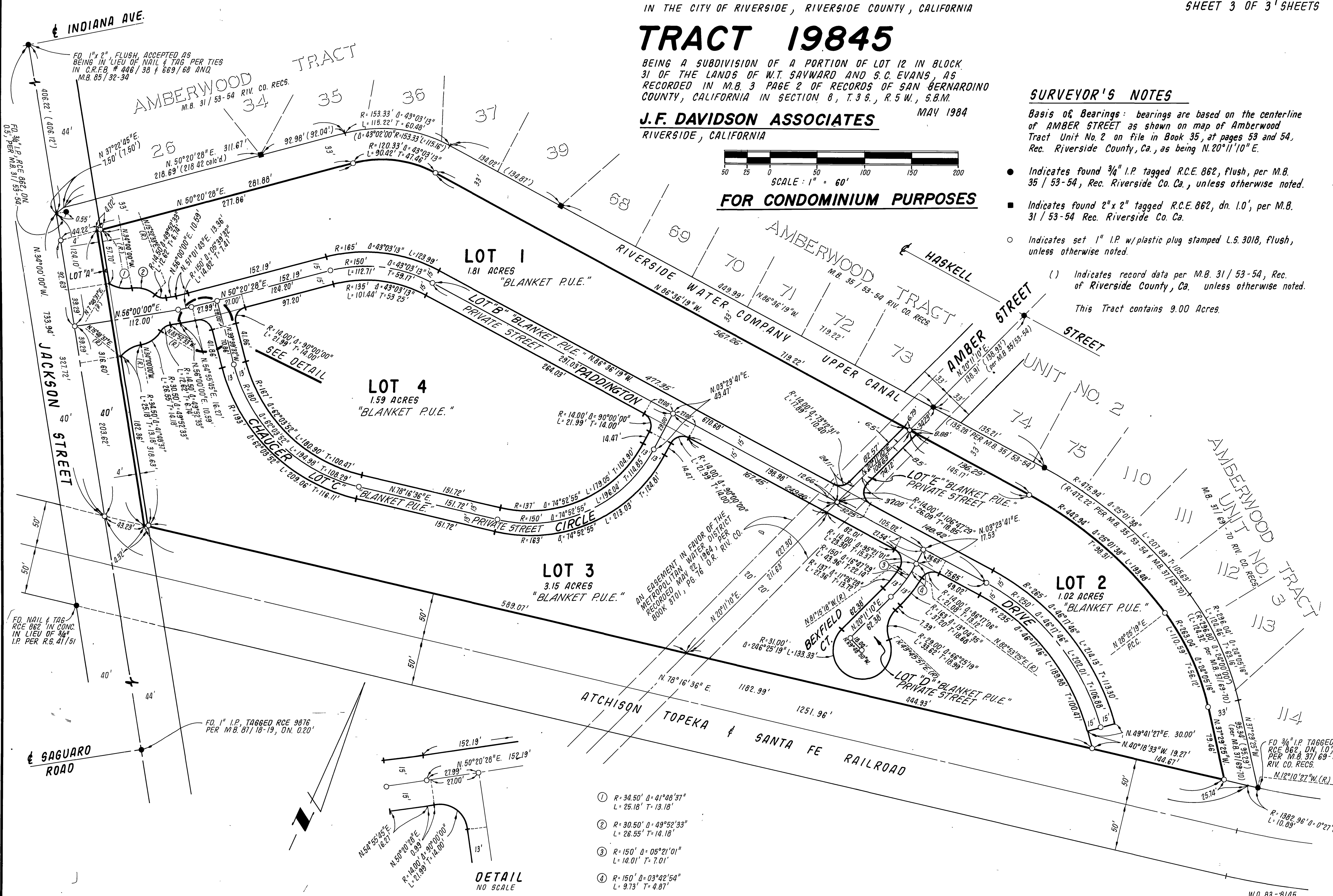
SURVEYOR'S NOTES

Basis of Bearings: bearings are based on the centerline of AMBER STREET as shown on map of Amberwood Tract Unit No. 2 on file in Book 35, at pages 53 and 54, Rec. Riverside County, Ca., as being N.20°11'10"E.

- Indicates found 3/4" I.P. tagged R.C.E. 862, flush, per M.B. 35 / 53-54, Rec. Riverside Co. Ca., unless otherwise noted.
- Indicates found 2"x 2" tagged R.C.E. 862, dn. I.O., per M.B. 31 / 53-54 Rec. Riverside Co. Ca.
- Indicates set 1" I.P. w/plastic plug stamped L.S. 3018, flush, unless otherwise noted.

(1) Indicates record data per M.B. 31 / 53-54, Rec. of Riverside County, Ca. unless otherwise noted.

This Tract contains 9.00 Acres



- ① R=34.50' $\Delta=41^{\circ}48'37''$
L=25.18' T=13.18'
- ② R=30.50' $\Delta=49^{\circ}52'33''$
L=26.55' T=14.18'
- ③ R=150' $\Delta=05^{\circ}21'01''$
L=14.01' T=7.01'
- ④ R=150' $\Delta=03^{\circ}42'54''$
L=9.73' T=4.87'

DETAIL
NO SCALE

W.O. 83-8145

M.B. 149/90

M.B. 149/90